

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - October 18, 1967

Appeal No. 9393 Oliver T. Carr, Jr., et al, appellants.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of December 28, 1967.

EFFECTIVE DATE OF ORDER - December 28, 1967

ORDERED:

That the appeal for variance from the rear yard requirements of the C-4 District and from setback requirements above the 110 foot height level adjoining 20 foot public alley to erect office building at 1747 Pennsylvania Avenue, NW., Lots 813-815, 833, 834, 7 and 843, Square 166, be partially granted as amended.

FINDINGS OF FACT:

1. The subject property is located in a C-4 District.
2. The total area of appellant's lots is approximately 15,458.32 square feet.
3. It is proposed to erect a twelve (12) story office building.
4. The area of the proposed building is approximately 154,583 square feet. The first floor gross floor area is 12,066 square feet; nine typical floors at 13,264.77 square feet, each will equal 119,382.93 square feet; the eleventh floor gross floor area is 12,203.07 square feet; and the twelfth floor gross floor area is 10,734.39 square feet. The total actual gross floor area of the building will be approximately 154,386.83 square feet.
5. Appellant requests a variance from the rear yard requirements of the C-4 District by reason of the unusual shape of the site in relationship to the shallow depth thereof. The property contains a substantial frontage.
6. Appellant amends this appeal to withdraw the variance with respect to the setback requirements above the 110 foot height level.

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7. Objection to the granting of this appeal was registered by owners of the Roger Smith Hotel and the Everett Hotel. After public hearing, the appellants and the opponents had meetings in an attempt to resolve the differences of opinion relative to the proposed building. Subsequently, plans have been amended to meet various objections of the opponents and the Board approved the amended plans.

OPINION:

We are of the opinion that appellant has proven a hardship within the meaning of the variance clause of the Zoning Regulations by reason of the shape and shallowness of the subject property. For this reason, we grant the variance requested for the rear yard requirements. The request to vary the setback requirements is withdrawn.

The Board is further of the opinion that the granting of this variance may be made without detriment to the public good and without impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map. The Board is further of the opinion that the proposed variance as granted will be in harmony with the general purpose and intent of the Regulations and will not adversely affect the neighboring properties.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: _____
PATRICK E. KELLY
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.